

September 19, 2019



Talbot County Planning Commission
Final Decision Summary

Wednesday, August 7, 2019 at 9:00 a.m.

Bradley Meeting Room

11 N. Washington Street, Easton, Maryland

Attendance:

Commission Members:

Paul Spies, Chairman (absent)
Phillip "Chip" Councill, Vice Chairman
William Boicourt (absent)
Michael Strannahan
Lisa Marie Ghezzi

Staff:

Miguel Salinas, Assistant Planning Officer
Elisa Deflaux, Environmental Planner
Carole Sellman, Recording Secretary

1. Call to Order—Commissioner Councill called the meeting to order at 9:00 a.m.

2. Decision Summary Review—July 3, 2019—The Commission noted the following corrections to the draft decision summary:

- a. Line 97, revise to read as follows: "She also stated she understood that water access was limited for Lot 1; the pier construction appears to be more of a private pier rather than a community pier."
- b. Line 265, insert "pound" so that it reads: "having authority to increase the 16,000 pound truck limit."
- c. Line 372, revise to read: "Commissioner Ghezzi asked if the 16,000/26,000 pound weight has some flexibility."
- d. Line 409, replace "would" with "should" so that it reads: "These are not areas where the tenor of the neighborhood should be changed."

Commissioner Strannahan moved to approve the Decision Summary for April 3, 2019, as amended; Commissioner Ghezzi seconded the motion. The motion carried unanimously (3-0).

Commissioner Councill explained there were only three (3) Commissioners present. The Bylaws stated that a minimum of three (3) positive votes are required. If any applicant chooses, they can withdraw without penalty and come back at a later date. The applicant chose to move forward.

3. Old Business—None.

4. New Business

- 52 a. Preliminary Small Scale Subdivision—Many Blessings Farm #M1166—27993
53 Villa Road, Easton, Maryland (map 25, grid 14, parcels 40 & 205; Zone: Rural
54 Conservation/Western Rural Conservation)
55

56 Ms. Deflaux presented the staff report for a Preliminary Plat for a Small Scale
57 Subdivision to reconfigure Tax Parcel 40, create one buildable lot and establish a
58 40' private road right-of-way on a property located at 27993 Villa Road, Easton,
59 Maryland. Previously, the Planning Commission reviewed this plan as a two-lot
60 subdivision. Lot 2 has been deleted from the proposal.
61

62 In addition to the Small Scale Subdivision, the applicant is proceeding through the
63 minor revision plat process to abandon the lot lines of Tax Parcel 205 resulting in
64 the acreage now becoming part of the Remaining Lands of Tax Parcel 40.
65 According to the *Talbot County Code* §190-71.4.C, decisions on minor revision
66 plats shall be made by the Planning Director.
67

68 Staff recommendations include:
69

- 70 1. Address the July 10, 2019 Technical Advisory Committee comments from the
71 Department of Planning and Zoning, Department of Public Works,
72 Environmental Health Department, Talbot Soil Conservation District, and the
73 Environmental Planner prior to the Final Plat submittal.
74

75 Elizabeth Fink of Fink, Whitten & Associates, LLC appeared on behalf of the
76 applicant and stated they were at the final stages a few months ago, ready to
77 record, and Mr. McMahon asked her to stop everything. She explained that the
78 original purchase was for his daughter Julie and her husband to have Lot 1 and his
79 son was to have Lot 2. Instead, his daughter will live on Lot 1, but his son no
80 longer wants to live on lot 2; instead of proceeding with a lot that is not needed he
81 requested to have one lot and the remainder stay with the farm. Ms. Fink stated
82 everything is exactly the same except they are creating one lot around the existing
83 farmhouse and platting a private road easement over the existing driveway.
84

85 Commissioner Councill noted that the project had previously received approvals
86 on the plans prior to Commissioners Strannahan and Ghezzi becoming members
87 of the Commission.
88

89 Ms. Fink asked for preliminary/final approval. Commissioner Councill asked for
90 staff's opinion. Staff agreed they had no problem with preliminary/final approval.
91

92 Commissioner Ghezzi asked for a brief overview of the preliminary/final process.
93 Mr. Salinas gave a brief explanation of the subdivision process and the steps
94 involved. Commissioner Ghezzi asked if there would be any changes to the
95 project from what was presented. Mr. Salinas stated there might be minor
96 changes, such as notes to be added or grammatical errors, but any major changes
97 would have to come back before the Commission.

Commissioner Ghezzi moved to approve Many Blessings Farm, LLC, 27993 Villa Road, Easton, MD 21601, for preliminary/final, with all staff conditions; Commissioner Strannahan seconded the Motion. The Motion carried unanimously (3-0).

5. Discussions Items

6. Staff Matters

- a. Mr. Salinas stated the Short Term Rental (STR) Review Board will be having two public sessions on the 22nd and 29th. The session on the 22nd will be at 1:00 p.m. and the session on the 29th will be at 6:00 p.m. The STR Board will be looking at changes to notice requirements and other changes to improve the Board's process. Both sessions will be at the Community Center in the Wye Oak Room.
- b. Mr. Salinas reported that August 20th is the kickoff day for the Cordova Village Master Plan and a press release has been sent to the local newspapers. The all-day event will include an open house from 10:00 a.m. to 12 noon and from 2:00 to 4:00 p.m. At 5:30 begins the sign-in for the evening event, which is from 6:30-8:00 p.m.

7. WorkSessions

8. Commission Matters

9. Adjournment–Commissioner Councill adjourned the meeting at 9:16 a.m.